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1275 MAPLE STREET SUITE F, HELENA, MT 59601 | 406.443.3962

We have provided an exhibit that shows the areas where 25% slopes currently exist and where they will be created due to road cuts and fills. The majority of existing areas that are over 25% slope are located within proposed open space lots. There are some areas on the south side of the subdivision adjacent to Flowerree Court and Swanson Loop that have existing 25% slopes. The lots and or building pads in these areas will be graded to provide a driveway that is 10% grade or less as well as a level building pad location. The remaining lot will be graded to blend to the existing landscape and may incorporate retaining walls. In locations where 25% slopes are created adjacent to proposed roads due to cuts and fills, the lots will be graded off the street to provide for a maximum 10% driveway. In fill locations these homes will have walkout basements to better utilize the slope from the street. In cut locations these homes will have tuck under garages to better utilize the slopes from the street. In each case the lot grading will be completed to blend in with the natural topography.